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Downtown Master Plan - A Vibrant Vision

This summer, the citizens of Lincoln were presented with a plan that will guide growth and investment in Downtown over the next thirty years. The Plan was the result of a 10-month community planning process facilitated by Portland, Oregon-based consultants George Crandel and Don Arambula. The Downtown Master Plan will guide Downtown's future by identifying catalyst projects that can begin immediately, as well as long term investment opportunities. Further, it identifies a set of design guidelines that will shape individual projects.

The Master Plan used community input gained through meetings with hundreds of interested citizens and stakeholders, and a market-based economic analysis to identify an array of opportunities for Downtown's future growth. The Plan is built around key goals, including:

- ◆ Expand housing choices
- ◆ Strengthen public/private relationships
- ◆ Stimulate job growth
- ◆ Create public spaces
- ◆ Retain and expand retailing
- ◆ Sustain historic character
- ◆ Expand parking services
- ◆ Attract visitors & tourists
- ◆ Further transportation options
- ◆ Respect adjacent districts.

The Plan's **implementation program** identifies key projects that will build momentum toward the community's comprehensive vision for Downtown. These key, catalyst projects will:

- ◆ Show short term action
- ◆ Stimulate new private sector investment

- ◆ Maintain and strengthen existing development
- ◆ Draw significant numbers of people to the downtown to live, work and play.

One such project is the development of a Civic Square at the northeast corner of the 13th and P Street intersection. This Civic Square concept responds to the community's desire to have a centrally located public gathering place for diverse activities. Implementing the Civic Square Project will establish momentum in realizing the Plan. In addition to the public spaces, the project will include a mixed-use complex with office, retail, hotel, parking, and residential elements.

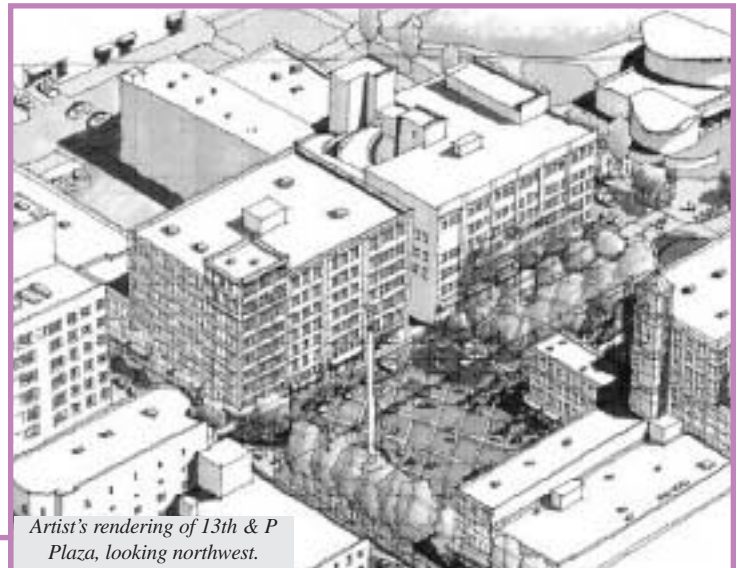
Completion of the Civic Square Project would also be a catalyst

for new private investment in properties surrounding the square.

The Master Plan will be brought before the Planning Commission

and City Council later this summer for incorporation into the City's Comprehensive Plan. Copies of these documents can be found on the City's Web site at:

www.lincoln.ne.gov/city/plan/dt_plan



Artist's rendering of 13th & P Plaza, looking northwest.

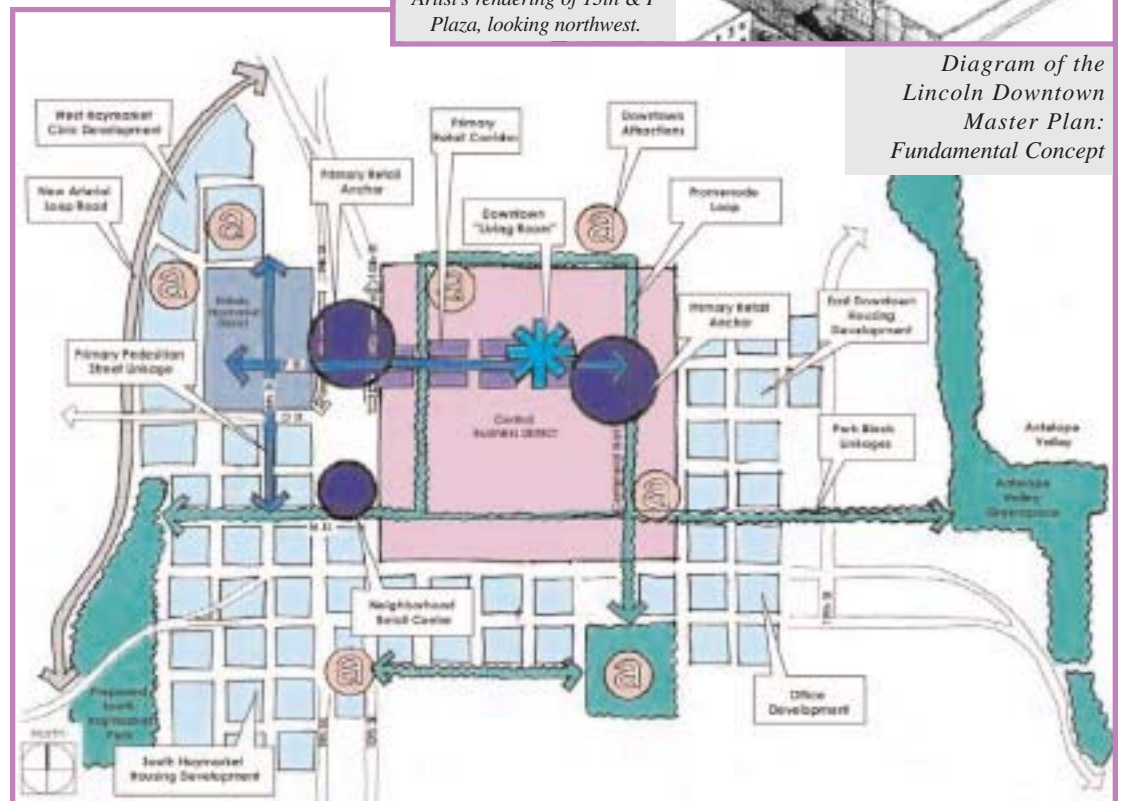


Diagram of the Lincoln Downtown Master Plan: Fundamental Concept

HUNTINGTON PARK'S AFFORDABLE UNITS SAVED

In 2004, Huntington Park's 42 affordable, independent living apartments for low-income elderly residents were at risk. The owners wanted to sell the property and the new owners might have declined to renew the Rent Subsidy Contract with HUD (U.S. Housing and Urban Development Department).

Huntington Park was constructed in 1984 under the HUD Direct Section 8 New Construction Program. The purpose of the program was to encourage development of quality housing for low-income elderly residents by awarding 20-year Rent Subsidy Contracts. In the late 1980's, the program was discontinued. As the original rent subsidy contracts expired across the country, many properties similar to Huntington Park were dropping the HUD's Rent Subsidy Contracts.

If Huntington Park's new owners chose not to renew the HUD contract, the HUD rent subsidy funding would have been lost to the City of Lincoln. The Arter Group asked NeighborWorks®Lincoln (formerly Neighborhoods, Inc.) to help attract resources that would encourage the new owner to renew

Huntington Park's Rent Subsidy Contract.

The City of Lincoln provided a grant to NeighborWorks®Lincoln for the project. This local support was a significant factor in the decision of NeighborWorks® America (formerly Neighborhood Reinvestment Corporation) to select Huntington Park for a grant. This additional grant was awarded in a national competition targeting housing for very low-income

persons. The two grants were combined and NeighborWorks® Lincoln loaned the funds to the new owners in the form of a second mortgage, with the stipulation that the HUD Rent Subsidy Contracts were to be renewed.

The owners, a new investment group named WPLA, LLC, are contributing equity capital. The Arter Group will continue to manage the property and Lincoln Federal Savings Bank is providing first mortgage financing for this \$1.9 million project. The second mortgage will allow the new owners to design and implement improvements, including:

- ♦ a flood protection plan for the building, as it sits within the 100-year flood plain,
- ♦ renovations to the resident entrance, to better accommodate the needs of frail elderly, and
- ♦ a new roof, along with other exterior improvements.

Huntington Park's residents can continue to enjoy their elderly housing, with their community room, free laundry equipment, and other amenities, and – with the renewal of the HUD Contract – it will continue to be affordable.



Huntington Park apartments at 4000 Huntington Avenue.

THE URBAN PAGE

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A.K.A. NEIGHBORWORKS® LINCOLN

In conjunction with National NeighborWorks®Week, Neighborhoods, Inc. officially changed its name to **NeighborWorks®Lincoln** on June 9th. But, don't worry -- their mission remains the same: to help keep Lincoln a safe and prosperous community by revitalizing neighborhoods and promoting homeownership.

"The reason for the name change is to better clarify the relationship of the varied organizations that make up what we refer to as the NeighborWorks®Network," said Terry Uland, Executive Director, adding that "there has been a lot of confusion in the past as to how the partners and local organizations fit together."

Uland stresses that the name change will in no way alter the local governance, which will continue to be overseen by a local board representing neighborhood residents, business and local government. Technical assistance, training, funding and national



leadership will continue to be provided from NeighborWorks®America, formerly known as the Neighborhood Reinvestment Corporation, the national umbrella organization for the NeighborWorks®Network. "From now on, when you see a news release on the activities of NeighborWorks America, it will be easier to understand the connection."

"The staff and board at Neighborhoods, Inc. are very excited about this change and about the partnership we have with NeighborWorks®America and 235 other local organizations in the Network," said Uland.

WELL-TIMED WORDS

South Street

The City has contracted with The Clark Enersen Partners, a local architecture firm, to design the South Street streetscape between 8th and 17th Streets.

Project design is in a very early phase. The architects are searching for ideas to beautify South Street. Examples could include street furnishings, landscaping, banners and other signage. The project will also replace some city utilities in the public right-of-way, including pavement surfacing, water main and storm sewer.

The design team is very interested in working with the public to gain local insight and ideas for a new and fresh look for South Street. Six small target group meetings were held in early July with neighborhood association board members, property and business owners. One-on-one meetings were held with local property owners who, with the community, share an interest in helping to create a healthy and vital business atmosphere along South Street.

A Public Open House on Tuesday, August 25th, will provide more information on design considerations. For more information on the open house or the project, call the Urban Development Department at 441-7855. The Web site for the project is at www.southstreetimprovements.com.

Fresh Start Plans Move to a Fresh Place

Fresh Start will be moving from their current location at 23rd and F Streets to **6433 Havelock Avenue**. Urban Development is helping fund repairs and improvements at the new location. Once completed, the new facility will have more than triple the current facility's capacity; all in a location with a lower crime rate, more job opportunities within walking distance, a nearby grocery store and pharmacy, bus line access and better parking.

Fresh Start serves women who experience barriers in their lives, helping them attain self-sufficiency, and returning them to the community. Fresh Start offers a safe, structured, alcohol and drug free environment to homeless women, ages 19 or older and who do not have children in their custody. During a stay of up to one year, each woman creates an Individualized Goal Plan, receives the supportive services necessary to implement their program, improve self-sufficiency, and reduce the barriers that cause homelessness.

Very Important Times and Places

- The **Heart of Lincoln Home Tour** will be on Sunday, October 9th. For more information, call CenterStar Marketing Group at 402-476-5422 or email them at: serena@centerstar.com.
- The **2005 Hispanic Festival** will be Saturday, September 24th, at the Lancaster County Event Center, 4100 N. 84 Street. Booth rental agreements are due August 19th. For more information, contact Flavio Mesquita at 402-470-2924 or at flaviomesquita@hotmail.com.
- The **Asian Community and Cultural Center** has moved to 2615 O Street. Their telephone number has not changed: 402-477-3446.
- The Lincoln Commission on Human Rights is sponsoring the **2005 Great Plains Symposium on Employment Issues** on Tuesday, October 4 at The Cornhusker Hotel Conference Center. This year's theme is "Freedom to Compete" which is intended to teach employers how to offer every individual the opportunity to compete and advance as far as his/her talent and ability allow without regard to discriminatory barriers based on race, color, gender, religion, national origin, age or disability. Registration for the day-long conference is \$50.00 which includes lunch, breaks, and materials. For more information contact The Lincoln Commission on Human Rights at 402-441-7625, TDD 402-441-8398, or smoody@lincoln.ne.gov.



Looking north at the site of future sidewalk in front of The Mill dock on 8th Street. Sidewalks, pedestrian lights, expanded corner nodes and other pedestrian amenities are being added to five blocks of 8th Street, from O Street to the Haymarket pedestrian bridge. The streetscape improvements will enhance the pedestrian environment in the Haymarket and make one of Lincoln's premier entertainment destinations even more attractive.

WWW.NE211.ORG

A new Nebraska Web site, www.ne211.org, offers local human services information to people across the state, 24 hours a day, 7 days a week. You may search for information in several ways on the 211 Web site, including searches by location and by type of service.

The Web site is a handy resource for people trying to find services for themselves, a friend, or relative in another Nebraska community. Helping professionals will also find the Web site useful as a "one-stop shop" to help connect clients with services.

The Web site is maintained by Information & Referral Nebraska, a collaborative group of organizations from across the state. The partners maintain databases containing information on several thousand agencies, programs, and services across the state. The partners continually assess and update the resources available in their area to ensure their databases include the broadest representation of services possible.

FUND RAISING LAUNCHED FOR N. 27TH TRAIL BRIDGE

On July 12th, Mayor Coleen J. Seng announced a new fundraising effort for the construction of a trail bridge -- the **MOPAC West Trail Bridge** -- to cross over 27th Street near Y Street.

The new trail bridge will be a vital addition to Lincoln's outstanding trail system, providing a safe crossing over busy 27th Street and connecting the downtown and east campuses of the University of Nebraska. Because it connects four major trails along the Antelope Valley corridor, the

new bridge is also an important component of that project.

The \$1.76 million bridge will be funded through donations, Tax Increment Finance funds, and federal grants; specifically:

- ♦ The Great Plains Trails Network (GPTN) is spearheading the campaign for donations and pledging to raise \$125,000.
- ♦ Tax Increment Financing (TIF) funds generated from redevelopment in the North 27th Street corridor could provide another \$1 million.

- ♦ The City will apply for \$500,000 in matching grants through the Federal Enhancement Program, which has helped fund other Lincoln trails projects.

- ♦ The City of Lincoln already owns most of the trail corridor. Sections from 18th to 19th Streets and from 24th to 33rd streets were purchased from the Union Pacific in 2001 for \$250,000, with GPTN providing half of the funds.

In conjunction with the trail bridge announcement, the Mayor also announced that Heartland Optical will build and open a new business at the corner of 27th and Apple Streets.

The new business and the trail bridge are both part of the North 27th Street Redevelopment Plan, which guides redevelopment along North 27th Street, from N Street on the south to the viaduct over the railroad tracks on the north.

2005 GREAT NEIGHBORHOODS!

Great Neighborhoods! is a series of leadership development workshops put together by the Urban Development Department, NeighborWorks®Lincoln (formerly Neighborhoods, Inc.), and the Heartland Center for Leadership Development. The workshops provide new tools and techniques to develop and enhance the leadership skills of neighborhood organizers of all experience levels.

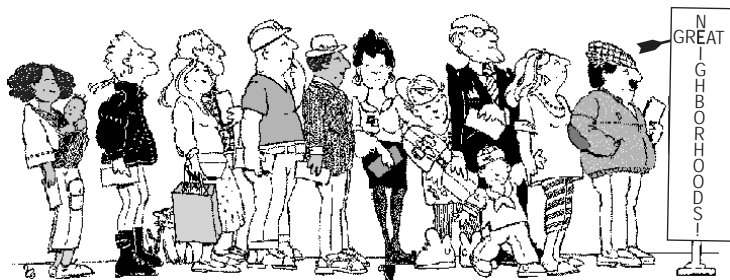
This fall, **Great Neighborhoods!** will take place one week-end per month for four months (all Husker away-game week-

ends!). Each workshop begins with a session on Friday at 5:30 p.m., which includes a light supper and concludes at 9:00 p.m. The Saturday session begins at 8:30 a.m. with a continental breakfast and concludes at noon.

Workshops are held at the F Street Recreation Center, 1225 F

Street, in the upstairs conference room. The registration fee is \$50 before August 8th, \$65 after. A limited number of scholarships are available. For registration information, contact: Heartland Center for Leadership Development at 474-7667 or at

info@heartlandcenter.info



2005 Great Neighborhoods! Schedule

Aug. 19-20

- Leadership Styles and Practices
- Enhancing Diversity within Neighborhood Associations

Sept. 23-24

- Strengthening Membership
- Meetings to Move People Forward

Oct. 21-22

- Communicating Your Message
- Partnering with City Hall

Nov. 18-19

- Vision into Action
- Fundraising Strategies

The generous support of the Woods Charitable Fund, Inc. makes this training series possible.